

T H E W E L L I N G T O N N E I G H B O R H O O D



B R E C K E N R I D G E ♦ C O L O R A D O

Wellington Board Meeting Agenda

Wednesday, September 11th, 2024 – 6:00 PM MDT

Wellington Board of Directors

- Megan Matza – President
- Christine Britton – Vice President
- Mike Zobbe - Secretary
- Beverly Willms - Treasurer
- Sean Fitzsimmons – Member at Large
- Matt Brewer – Member At Large
- Brian Peterson – Member At Large

Alpine Edge Representatives

- Erik Keefe – HOA Manager
- Jessica Martin – HOA Dir. of Comm.

1. Roll Call; Determine Quorum

- A quorum was met with four of seven board members in attendance.
- Homeowner Doug Briggs attended the meeting.
- Christine Britton called the meeting to order at 6:07 p.m.

2. Approve Meeting Minutes

- Meeting Minutes – 8.7.24
 - **Motion:** Sean Fitzsimmons motioned to approve the 8/27 Board Meeting minutes, which Christine Britton seconded, and the motion carried.

3. Current Business

- Financial Review
 - Budgeted \$99K for landscaping. \$90K spent by August. More expenses and an overage in the budget line item are expected.
 - Under budget for water YTD. It's difficult to predict new TOB water billing for the first year.
 - The total expenses exceed the budget by \$18K, but this figure may change as the year ends.
 - A/R Review
 - 15 delinquent homeowners down from 18 last month.
 - All units in Wellington have made payments now since AppFolio rolled out.

- This leaves further cleanup needed. Still, many people are either paying or have paid the wrong amount, have a balance from missed payments in the past or are making periodic payments, which shows they are delinquent.
 - The attorney has sent the new collection policy. This will be sent to the board for review before the next meeting.
- Landscaping & Grounds Updates
 - Alpine Edge met with Cameron from Neils Lunsford. Cameron monitors work orders and does not charge for additional trips if work should have been fixed the first time.
 - Neils promised a maximum 5% increase, so the 2023 irrigation contract was \$21,770, and the 2024 contract was reduced to \$18,150 to meet this promise.
 - In 2023, \$3549 was spent on additional irrigation repairs; in 2024, there has been much more (including a buried irrigation line and a cedar green clock).
 - There have been fewer requests this year than last, but larger projects have occurred.
- Design Review Discussion
 - 57 Midnight Sun and 5 Silver Green still outstanding from June. 5 Silver reached out recently requesting an update
 - This month's new submissions are 11 Sisler and 33 Placer.
- Halloween Event
 - There was a discussion about switching up the layout of the community block to get more trick-or-treaters in different areas of the neighborhood.

4. General Board Comments

- A lock is missing from the pump house. Alpine Edge will work on replacing the padlock.
- The irrigation meter and the conduit for electrical wires between Bridge and Union, across from Impatient Green, are broken. Alpine Edge will ensure they are repaired.
- The plowing contract is slated to begin November 15th. A 3% increase in costs is expected.
- Follow-up to the exterior work spreadsheet and emails will be conducted before the winter season.
 - Fences in the first five greens are being repainted. The other greens will be completed next summer.

5. Schedule Next Meeting

- A budget meeting was scheduled for Wednesday, October 9th at 6 p.m.
- The annual meeting will be held in November.

6. Adjournment

- The meeting was adjourned at 7:08 p.m.